

Evergreen

Evergreen is generally bounded by the Southfield city limits to the north, McNichols to the south, the Southfield Freeway (M-39) to the east, and Lahser to the west.

Nearly seventy percent of the homes are owner occupied. And, almost seventy percent of the housing is valued between \$50,000 and \$100,000. Well over a third of the households earn over \$50,000 per year. The income level is partially due to the high degree of educational attainment; over ninety-five percent of the adult population has a high school degree or higher.

□ Neighborhoods and Housing

Issue: Most of the housing is in good to excellent condition. Substantial housing stock has been lost in a concentrated area near Burt and Seven Mile and south of Seven Mile and east of Evergreen.

GOAL 1: Preserve sound neighborhoods

Policy 1.1: Use code enforcement as a tool to maintain the stability of the area north of Seven Mile and southeast of Seven Mile and Evergreen.

GOAL 2: Revitalize neighborhoods with poor housing conditions

Policy 2.1: Encourage rehabilitation and infill housing in the area southeast of Seven Mile and Lahser, and southwest of Evergreen and Pembroke.

□ Retail and Local Services

Issue: Some deterioration of commercial frontage is evident, particularly along Seven Mile east of Evergreen.

GOAL 3: Increase the vitality of neighborhood commercial areas

Policy 3.1: Target McNichols and Seven Mile with business improvement and retention programs.

GOAL 4: Develop a mixed-use activity node

Policy 4.1: The Old Redford commercial district, at Grand River and McNichols, should be strengthened as a mixed-use pedestrian-oriented commercial area.

GOAL 5: Improve the appearance of commercial areas

Policy 5.1: Encourage code enforcement, the removal of abrasive commercial uses, and physical improvements along Seven Mile and McNichols.

2000 Census - Demographic Profile



Neighborhood

Evergreen

Total Population

33,146

1990 Population

35,470

1990 to 2000 Change

-2,324

Percent Change

-6.55%

Race

White Only

1,400

4.22%

Black or African American Only

31,043

93.66%

American Indian and Alaska Native Only

108

0.33%

Asian Only

51

0.15%

Native Hawaiian and Other Pacific Islander Only

27

0.08%

Other Race Only

175

0.53%

Two or More Races

342

1.03%

Hispanic Origin

Hispanic Origin (Any Race)

240

0.72%

1990 Hispanic Origin

212

1990 to 2000 Change

28

Percent Change

13.21%

Gender

Male

14,873

44.87%

Female

18,273

55.13%

Educational Attainment

Population 25 or older

19,523

58.90%

HS Graduate or Higher

15,243

78.08%

Assoc. Degree or Higher

3,443

17.64%

Age

Youth Population (Under 18 Years Old)

10,492

31.65%

1990 Youth Population

11,713

1990 to 2000 Change

-1,221

Percent Change

-10.42%

0 to 4 Years Old

2,534

7.64%

5 to 10 Years Old

4,004

12.08%

11 to 13 Years Old

1,798

5.42%

14 to 17 Years Old

2,156

6.50%

18 to 24 Years Old

3,131

9.45%

25 to 44 Years Old

9,592

28.94%

45 to 64 Years Old

7,197

21.71%

65 Years Old and Older

2,734

8.25%

Households

Households

11,287

Average Household Size

2.88

Population in Group Quarters

675

2.04%

Population in Households

32,471

Family Households

8,236

72.97%

Married Couple Family

3,617

43.92%

Female Householder Family

3,967

48.17%

One Person Households

2,695

23.88%

Housing Units

Housing Units

11,906

1990 Housing Units

12,184

1990 to 2000 Change

-278

Percent Change

-2.28%

Vacant Housing Units

622

5.22%

Occupied Housing Units

11,284

94.78%

Owner Occupied

7,762

68.79%

Renter Occupied

3,522

31.21%

Housing Value

Owner Occupied Units

7,431

Less Than \$15,000

115

1.55%

\$15,000 to \$29,999

248

3.34%

\$30,000 to \$49,999

861

11.59%

\$50,000 to \$69,999

2,201

29.62%

\$70,000 to \$99,999

2,925

39.36%

\$100,000 to \$199,999

1,053

14.17%

\$200,000 or More

28

0.38%

Household Income

Less Than \$10,000

1,506

13.34%

\$10,000 to \$14,999

614

5.44%

\$15,000 to \$24,999

1,527

13.53%

\$25,000 to \$34,999

1,637

14.50%

\$35,000 to \$49,999

1,814

16.07%

\$50,000 to \$74,999

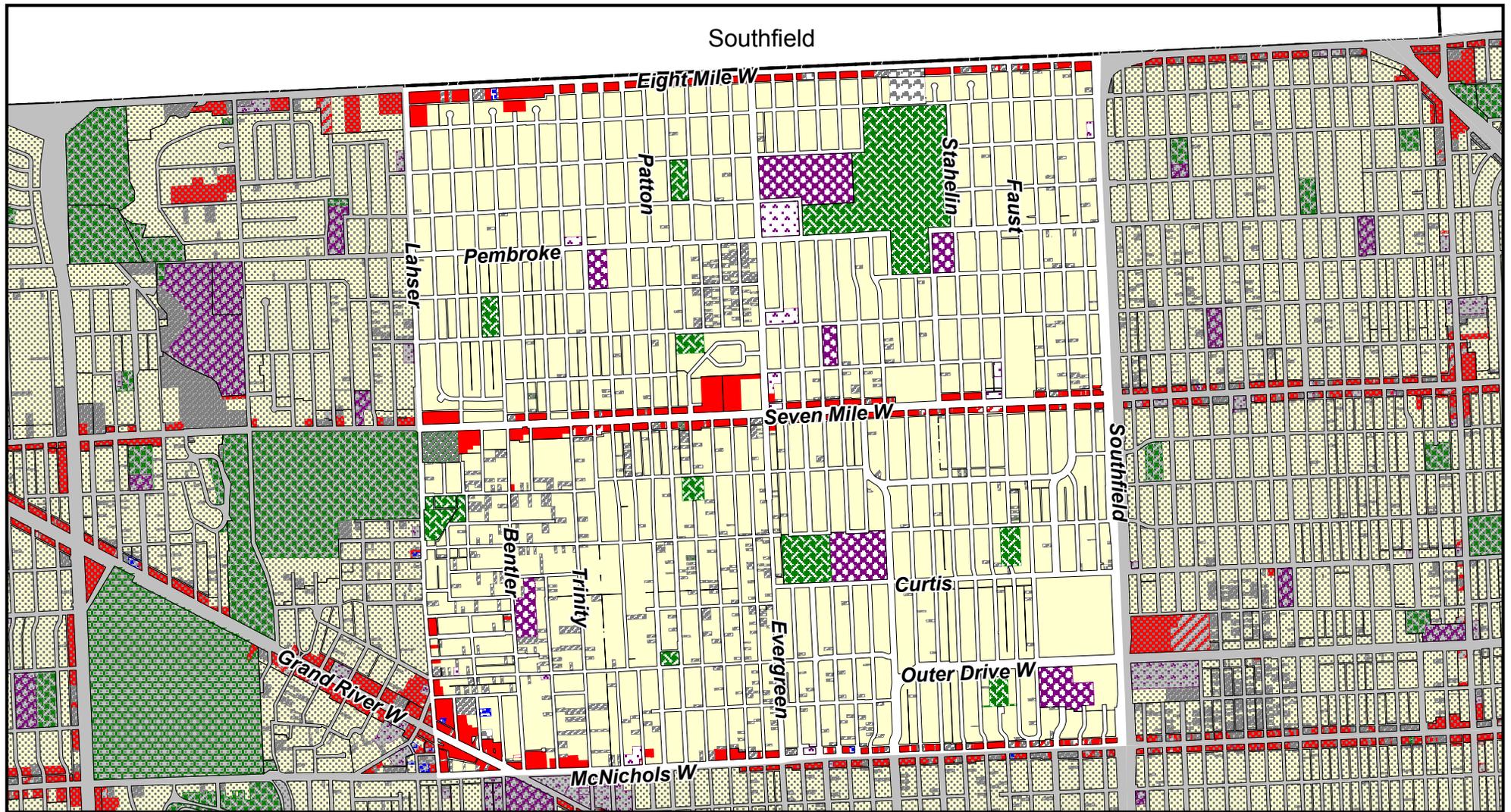
2,134

18.91%

\$75,000 or More

2,055

18.21%



Map 8-2A

City of Detroit
Master Plan of
Policies

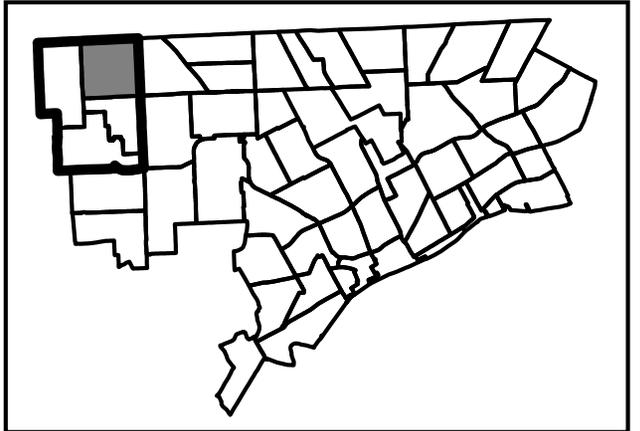
**Neighborhood Cluster 8
Evergreen**

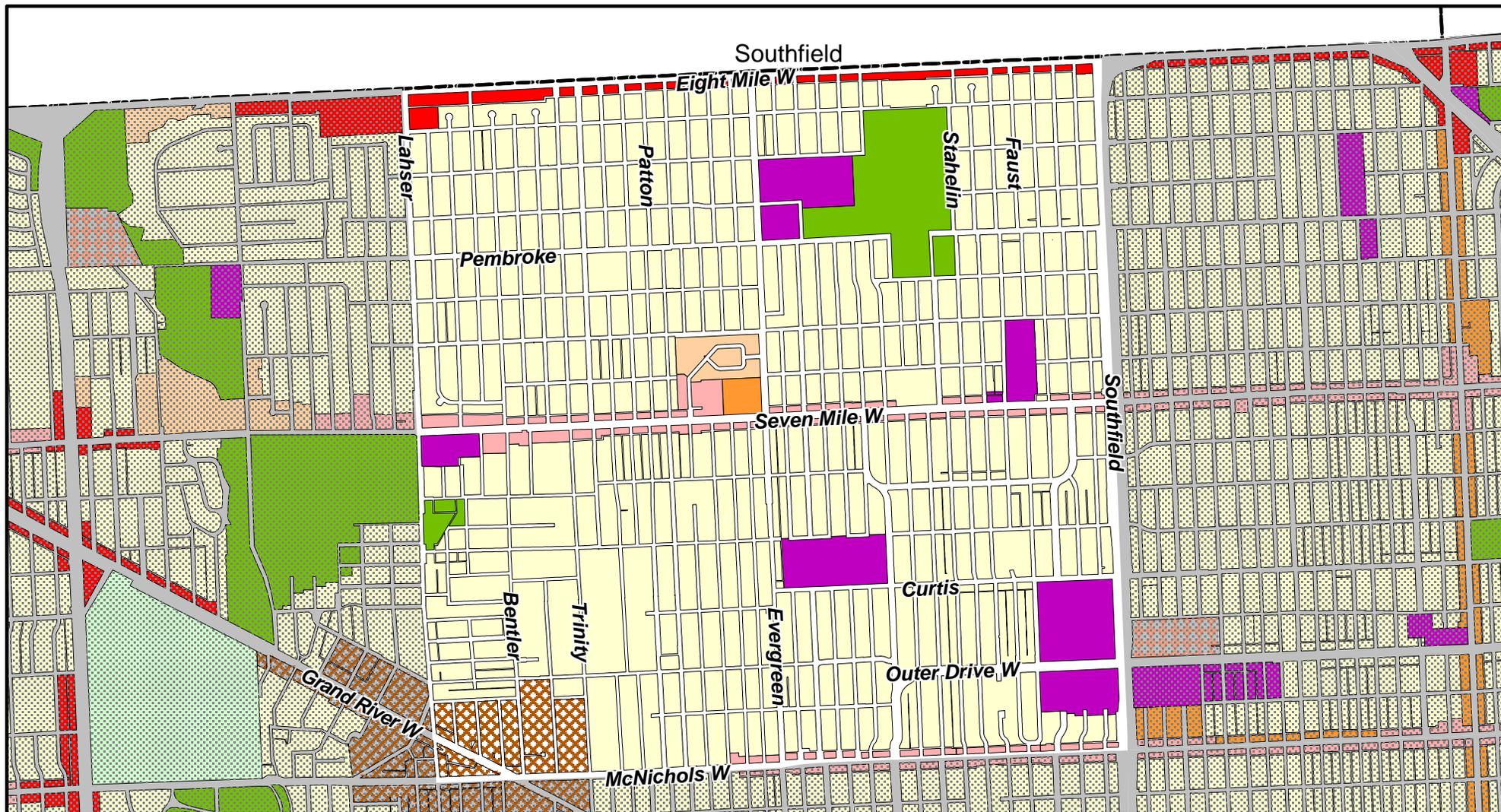


Existing Land Use * -

- | | |
|-------------------------|----------------------------|
| Residential | School - Primary/Secondary |
| Commercial | School - Other |
| Office | College/University |
| Industrial | Institutional |
| Transportation | Cemetery |
| Utilities/Communication | Recreation/Open Space |
| Hospital/Clinic | Vacant |

* January 2000 Existing Land Use. Sources:
Detroit Public Schools Data/Image database;
Recreation Department Site Inventory;
Planning and Development Department's Property Information System (PINS);
Finance Department, Assessment Division's Integrated Physical Data System (IPDS).





Map 8-2B

City of Detroit
Master Plan of
Policies

**Neighborhood Cluster 8
Evergreen**



Future Land Use -

- | | |
|--------------------------------|--------------------------------|
| Low Density Residential | Light Industrial |
| Low-Medium Density Residential | Distribution/Port Industrial |
| Medium Density Residential | Mixed - Residential/Commercial |
| High Density Residential | Mixed - Residential/Industrial |
| Major Commercial | Mixed - Town Center |
| Retail Center | Recreation |
| Neighborhood Commercial | Regional Park |
| Thoroughfare Commercial | Private Marina |
| Special Commercial | Airport |
| General Industrial | Cemetery |
| | Institutional |

